

Executive Committee Meeting Minutes – Monday, November 9, 2004

Chairman Dwyer called the meeting to order at 11:47 a.m.

Present: Chairman James Dwyer, County Board Supervisors Patricia Haukohl, Walter Kolb, Richard Manke, William Mitchell, Duane Paulson, Duane Stamsta.

Staff Present: Legislative Policy Advisor Mark Mader, Office Services Coordinator Windy Jicha, Treasurer Pam Reeves.

Approval of Meeting Minutes from October 25, 2004

MOTION: Paulson moved, Haukohl second, to approve the minutes of the October 25, 2004 Executive Committee meeting. Motion carried: 7-0.

Discuss and Consider Recommendations on Delinquent Property Parcels

Reeves reviewed the parcels described in the handout the committee received prior to the meeting. Reeves said the county notifies all adjoining property owners of delinquent property parcels of the date of the auction. Anyone can bid on the properties. Each property description in the handout includes a recommended value as determined by the Delinquent Property Committee.

EGV 1109.017.001 – This .08 acres property is located in the Village of Elm Grove and is remnant vacant land bordering Circle Drive. The recommended value per the Delinquent Property Committee is \$100.

Paulson asked could we give these properties away? Reeves said we have to put a price on them. These types of properties generally have values of \$50 to \$100.

Mitchell asked what happens if the property doesn't sell for \$100? Reeves said it would go on our list that people can review and purchase. The adjacent property owners get notice that the property is for sale. Sometimes properties that are listed for \$100 won't be purchased because the property owners don't want to go through the hassle or expense of joining the two properties and/or paying taxes on the new parcel. The county may sell any property that has a tax key number even if it's land locked.

EGV 1109.089.001 – Reeves said this narrow sliver of vacant land (approximately .08 acres) is located in the Village of Elm Grove. The Delinquent Property Committee recommended a value of \$100 for the property.

Stamsta said EGV 1109.089.001 looks like a surveyor's mistake. Why can't we just change the property descriptions to include this piece of land? Reeves said it's not that easy. The land would have to be surveyed and a new legal description written. Who's going to pay for these costs?

Reeves said HAV 0726.987.002 looks like it was originally an easement that was left behind. Manke said this spot joins the old and new subdivisions. He would guess the surveyor missed this piece of land. The open space on this map is jointly owned by all the properties. Reeves said if a property owner on either side of a delinquent property wants to buy the property, it would have to be surveyed, a new legal description written and the land divided, which can be costly.

MNFV 0015.998.003 – Reeves said this is a corner piece of land at the intersection of Chrisman Road and the Bugline Trail. It is approximately 0.04 acres. The Village of Menomonee Falls owns the property to the east. They have been offered the opportunity to purchase this property for \$1,137.60, which is the total of the base taxes only. The base tax amount includes special assessments charged by the Village of Menomonee Falls totaling \$974.66. Included in this total is \$526.16 for weed cutting and \$448.50 for curb/sidewalk installation. At this time, the Village of Menomonee Falls has not responded to the offer. The Delinquent Property Committee made no value recommendations for this property. Normally we would give this property to the Village of Menomonee Falls but under the circumstances, we would like the Village to reimburse us for the special assessments accumulated on the property. Reeves said she contacted the Village via phone messages but has not received a response. She doesn't feel that anyone will buy this property. Reeves said Supervisor Broesch said he would talk to Village of Menomonee Falls officials to see if they were interested.

Dwyer said we should collect our special assessments from the Village of Menomonee Falls and then give the Village the property.

Paulson asked if we could avoid the mowing fees by digging up the grass and putting down gravel?

Reeves said a neighbor has expressed interest in obtaining the property and appeared at the 2003 auction but didn't bid. We are contacted every summer by neighbors and Village of Menomonee Falls to mow the lawn. These requests are handled by the Parks Department.

MNFV 0108.029 - Reeves said the previous owner of this lot had been illegally filling it before he lost the property. The lot is hooked up to sewer and water. She has asked the Village of Menomonee Falls how they can put a special assessment on a property that is not buildable. She hasn't gotten any answers to that question. County Parks Department staff thinks we should give the property away. The owner of lot six has said in the past he is interested in purchasing the lot but feels the price is too high for an unbuildable property. People view the list of delinquent properties all the time. If this lot had been buildable, it would have sold by now because of the reduced price.

Dwyer said the surrounding properties (lot numbers eight, nine and ten on the map) use the property to some degree including dumping trash. It's a nice lot but right now because it is a wetland, it isn't possible to build on it. Dwyer said he would follow through with the Village on this one. The committee agreed to assign a provisional cost of \$3000 to this property if it is found that it is not buildable.

WAKT 1370.995 – Reeves said this 1.91 acre property was taken in 1998 In-Rem foreclosure action and was appraised for \$25K. The lot was advertised and offered in the 1998 and 2002 Tax Deed auctions for \$25K with no buyer. An offer-to-purchase was received in December 2002 with contingencies to investigate buildability. The offer was withdrawn in January 2003 because soil tests conducted by the potential buyer revealed that the largest home that could be built on the lot was a two-bedroom home due to the size of the mound system. A house could be built on this lot if it was put in just the right place and the owner doesn't mind standing water in the backyard or the high level of traffic. It is a challenged property. We have had a lot of calls on this lot but no one has bid \$25K. This property has no assessments on it. The Delinquent Property Committee recommended this property be valued at \$18K.

MOTION: Stamsta moved, Paulson second, to allow the Treasurer to move forward with the sale of the Delinquent Property Parcels at the values suggested by the Delinquent Property Committee with the exception of parcel MNFV 0108.029 which will be further investigated to see if it is possible to build on the lot and if it is found not to be buildable, the property will be sold for \$3K. Motion carried: 7-0.

Motion to Adjourn

MOTION: Manke moved, Haukohl second, to adjourn the meeting at 12:22 p.m. Motion carried: 7-0.

Respectfully submitted,

Walter Kolb
Secretary